

# 36 Commerce Street

LOSSIEMOUTH, MORAY, IV31 6QH



*THREE-BEDROOM TRADITIONAL STONE  
AND SLATE DETACHED COTTAGE*



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McEwan Fraser Legal is delighted to present 36 Commerce Street, a walk-in condition, modernised, three-bedroom traditional stone and slate detached cottage set conveniently at the junction of Commerce Street and Kinnedder Street close by the harbour in Lossiemouth.

The property is presented in a classic style with a modern twist. Inside, the simple layout of the property is its strength. Enter via the front door to an entrance hall with stairs to the first floor. Moving to the right, you enter a comfortable dining area with dual-aspect windows. The door ahead steps down into the family lounge, which benefits from patio doors that offer views across the enclosed rear garden.

The dining area forms a beautiful open space with a sizeable, well-equipped kitchen including a ceramic hob, integrated double oven, dishwasher, stand-alone Fridge Freezer, and under-counter washing machine. The boiler (Alpha Combi boiler) is discreetly housed amongst the kitchen's superb storage.

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**36 Commerce Street**



**The Lounge**





**Dining Room**





The hall, dining area and kitchen are floored beautifully with high-quality Click Vinyl Flooring. From the kitchen there is a door which leads to the rear garden.



Next to the kitchen there is an ultra-modern double shower room with a dual-head rain shower. A double bedroom completes the ground floor accommodation.





**Bedroom 1**



The stairs lead to the two double bedrooms, as is standard with traditional local properties, both bedrooms are good size doubles both rooms have dormer windows. The family bathroom with a white Heritage suite and bath plus a heated towel rail completes the property.







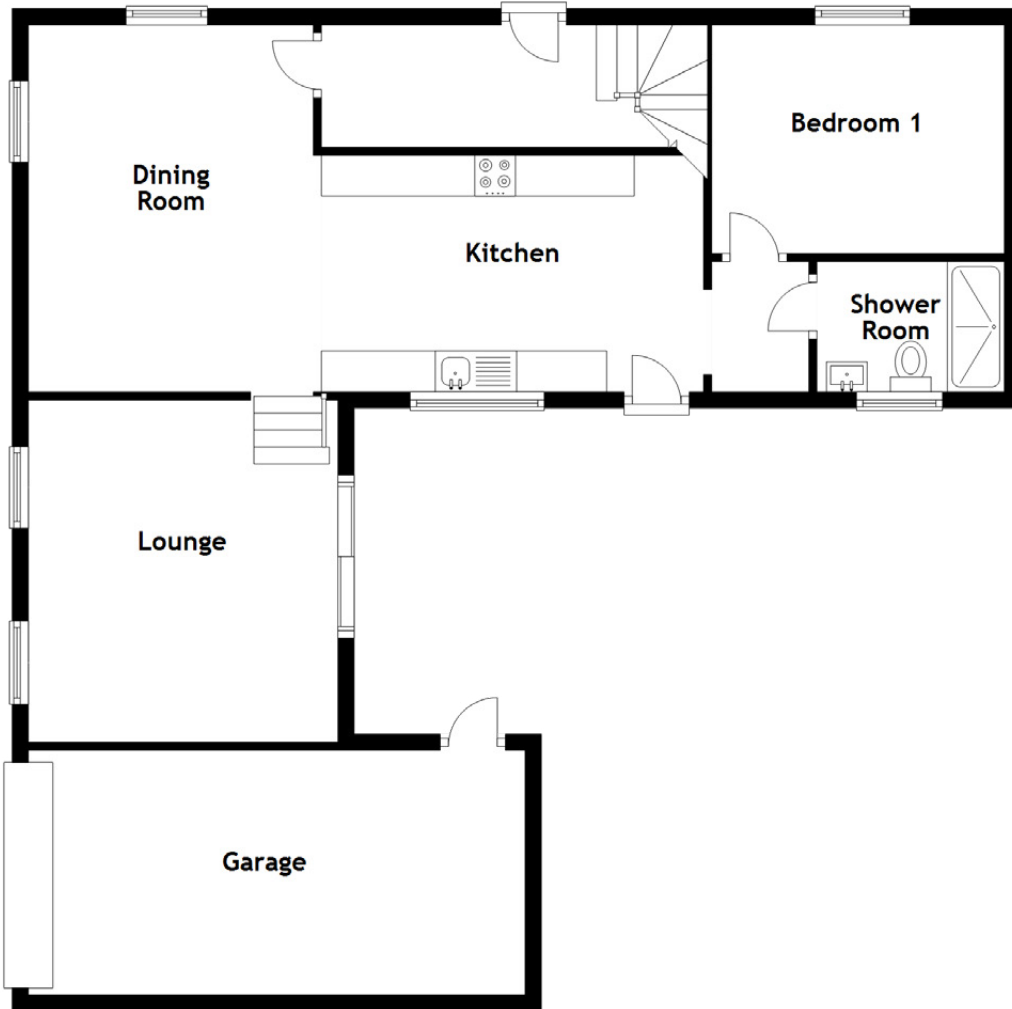
**Bedroom 2**





**Bedroom 3**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'10") x 3.80m (12'6")	Bedroom 3	4.10m (13'5") x 3.60m (11'10")
Dining Room	4.50m (14'9") x 3.50m (11'6")	Bathroom	2.20m (7'3") x 2.00m (6'7")
Kitchen	4.70m (15'5") x 2.90m (9'6")	Garage	6.10m (20') x 3.00m (9'10")
Bedroom 1	3.60m (11'10") x 2.81m (9'2")		
Shower Room	2.30m (7'7") x 1.60m (5'3")	Gross internal floor area (m <sup>2</sup> ): 117m <sup>2</sup>	
Bedroom 2	4.70m (15'5") x 4.10m (13'5")	EPC Rating: D	



The property has an attached garage with a door that opens into the enclosed walled garden. The rear garden has a mature shrub border and rockery and is predominately laid to stone chips. There is no garden to the front—the property benefits from gas central heating and UPVC double glazing. Moreover, it has been re-plumbed and re-wired with new guttering.

36 Commerce Street is a rare opportunity to acquire a detached, fully modernised traditional property with a garden and garage within easy reach of the marina and beaches, with immediate availability and would appeal to both the residential and holiday let markets.

## 36 Commerce Street



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Lossiemouth is a beautiful coastal town on the Moray Firth. Renowned for its unique climate, and is known as the Riviera of the North.

Situated on the Moray Coast, Lossiemouth is favoured by the mild temperatures of the Gulf Stream, miles of excellent beaches and surrounded by Laich of Moray. Lossiemouth West Beach extends for three glorious miles towards Covesea Lighthouse, and the East Beach enjoys undulating dunes which parallel the sea and River Lossie. The town offers excellent services and facilities, including primary and secondary schools, local shops, supermarkets and a Post Office.

The Moray Coast is very diverse and offers spectacular walking, fishing and golf. There is abundant wildlife, including Osprey's, dolphins and seals, frequently seen along this rugged coastline.

Elgin is a cathedral city situated 5 miles south of Lossiemouth and located on the A96, linking Aberdeen and Inverness. Elgin's leisure facilities include a swimming pool, ice rink and many golf courses.

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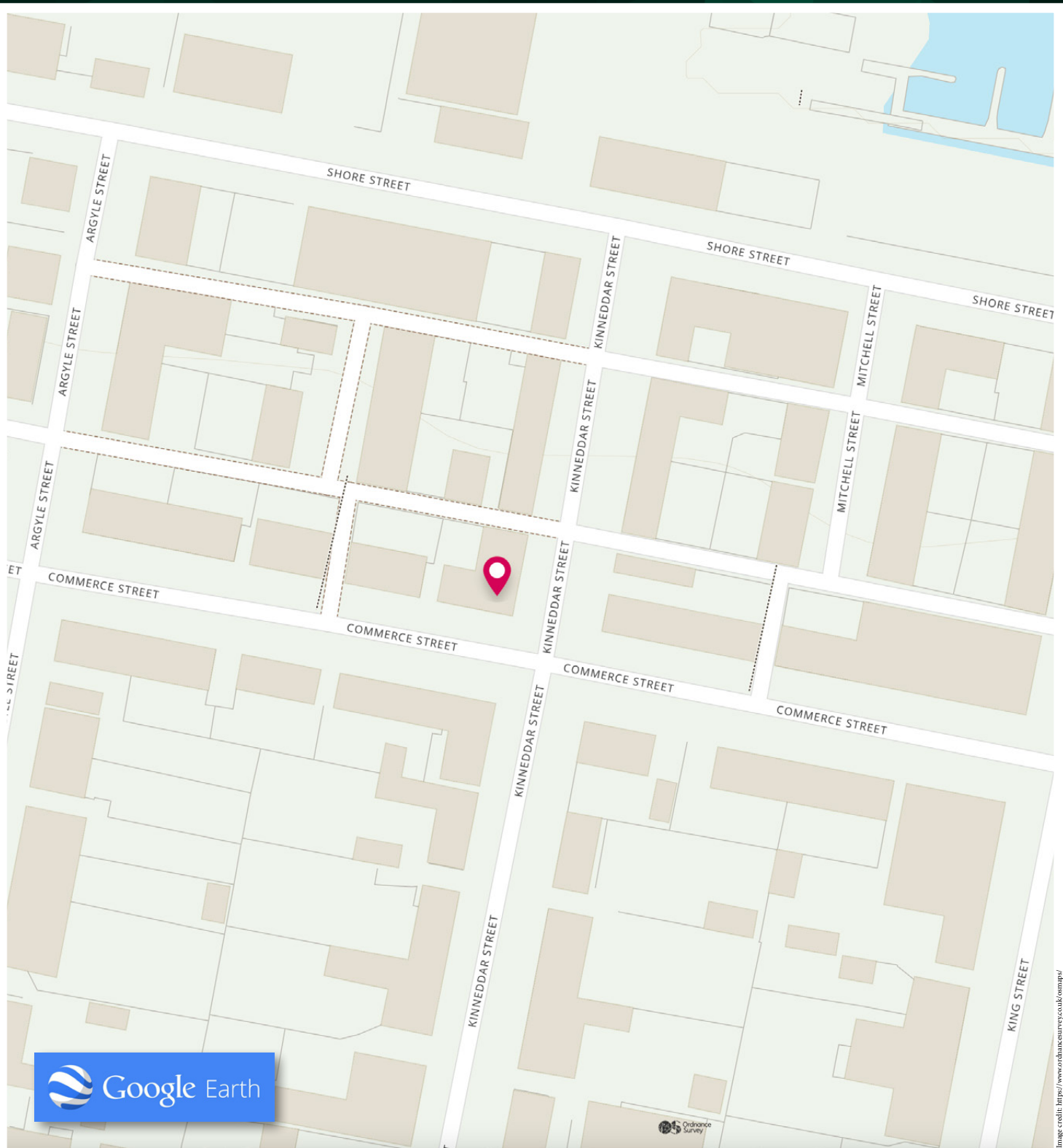


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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